HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

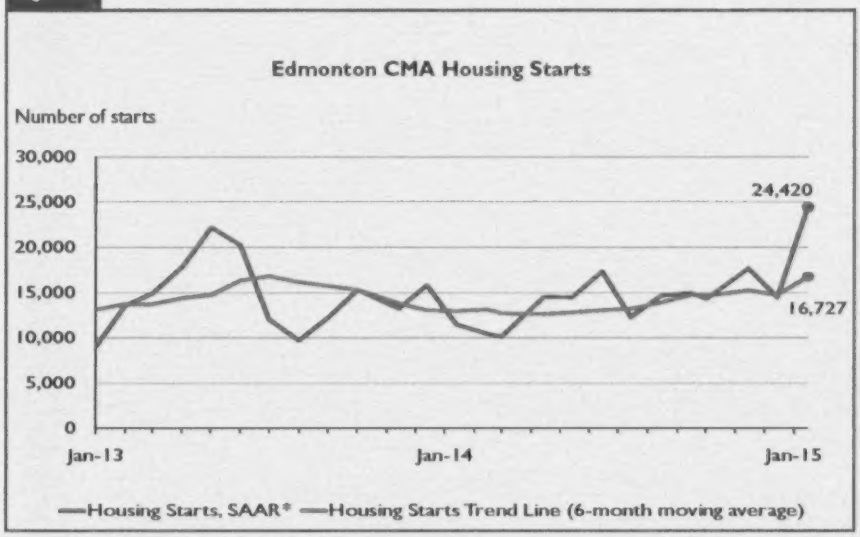
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2015

Highlights

- Actual housing starts increase in January
- Average absorbed price of single-detached homes slips
- Multi-family housing starts at highest level since June 1982

Figure 1



* SAAR[1] Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Housing Market Overview
4 Maps of Edmonton
10 Housing Now Report Tables
11 Housing Starts
12 Summary by Market
19 Starts
22 Completions
25 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

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Housing Market Overview

Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 16,727 units in January compared to 14,705 in December. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

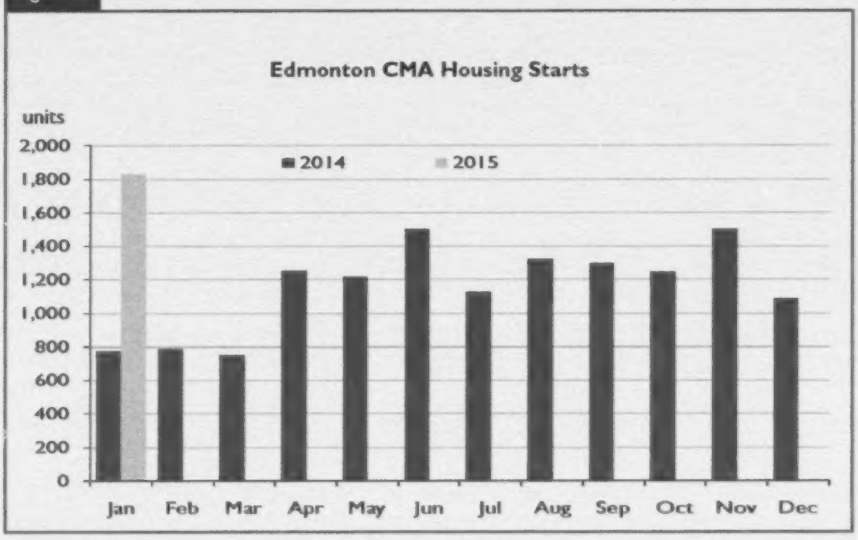
Actual housing starts in the Edmonton CMA rose to 1,832 units in January, up from 776 in the same month of 2014. The majority of the increase was due to higher multi-family housing starts, although the single-detached segment of the market also recorded an increase.

Foundations were poured on 446 single-detached homes in January, a 15 per cent increase from the 388 started in the same month one year prior. Within Edmonton city limits, single-detached starts were up six per cent year-over-year. Growth in this segment of the market has been supported by low inventory, employment gains and relatively low mortgage rates.

Completions of single-detached homes totalled 419 in January, 15 per cent higher than in the same month of 2014. Absorptions also moved higher in January, rising to 427 from 403 units one year prior. This resulted in a decline in the number of new single-detached homes in inventory. There were 514 single-detached homes in inventory in January, 11 per cent lower than in the same month of 2014. The decline was due to fewer spec units in inventory. Show homes, by contrast, were up four per cent year-over-year in January to 217 units.

The average absorbed price for a single-detached home in the Edmonton CMA slipped one per cent to $556,472 in January, down from $562,354 in the same month of 2014. Although the average price moved lower, the proportion of more expensive homes sold increased. Homes priced over the $700,000 mark accounted for 13 per cent of absorptions, up from 10 per cent in the same month of 2014. The median absorbed price for single-detached homes increased 2.9 per cent in January to $500,600.

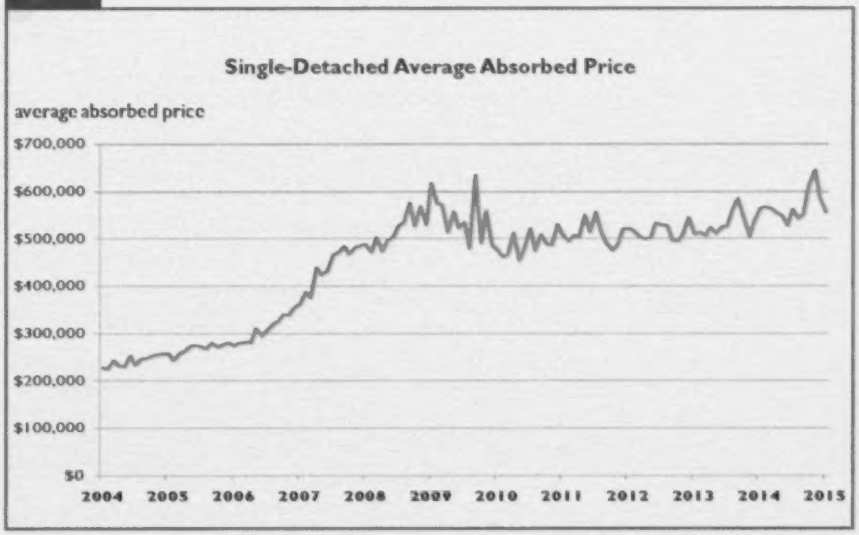
Figure 2



Source: CMHC

Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, reached 1,386 units in January, up from 388 in the same period of 2014. This was the highest monthly level of multi-family starts since June 1982. Increases were posted across all unit types, however, the gain was most pronounced amongst apartments. There were

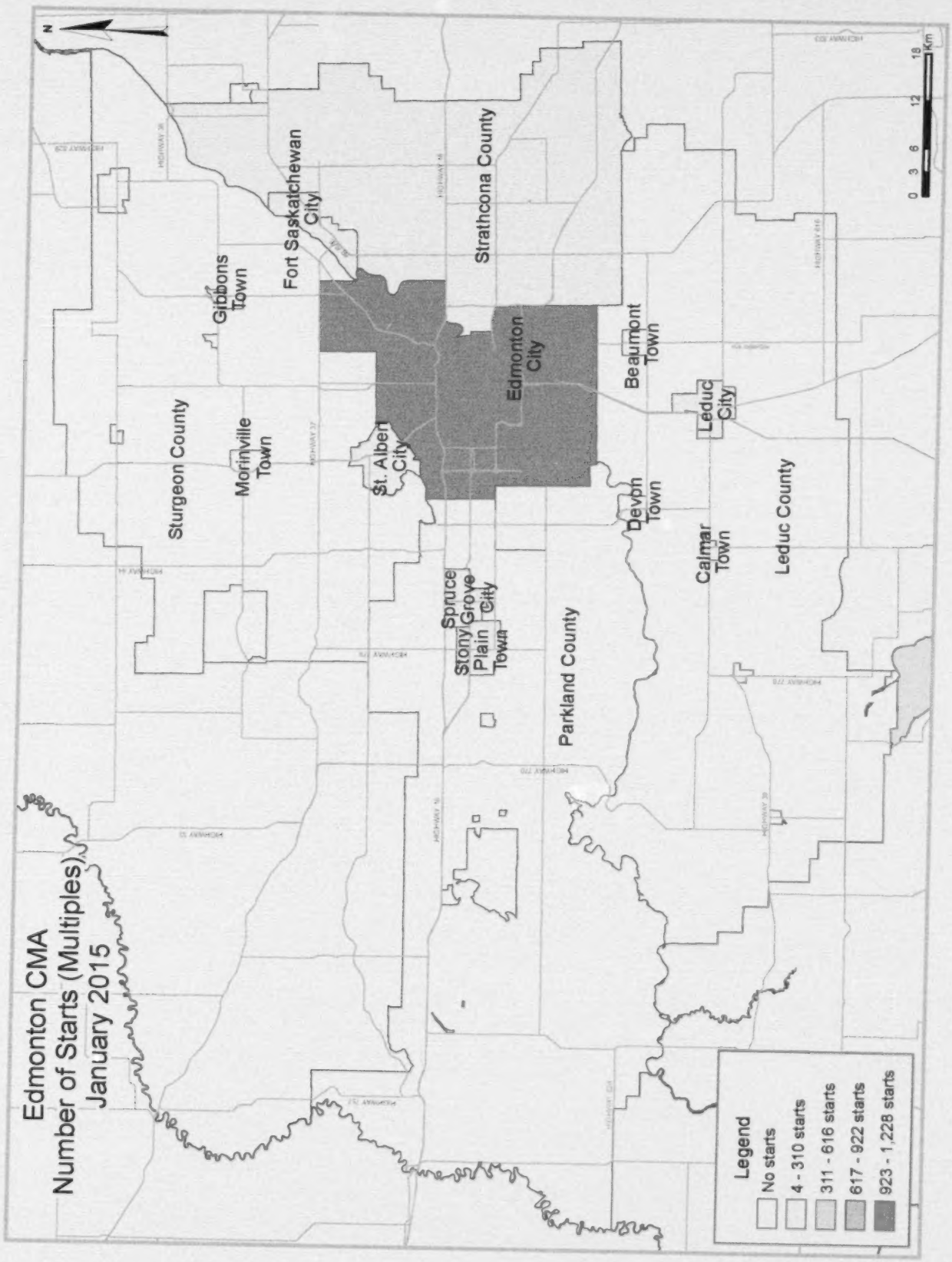
Figure 3

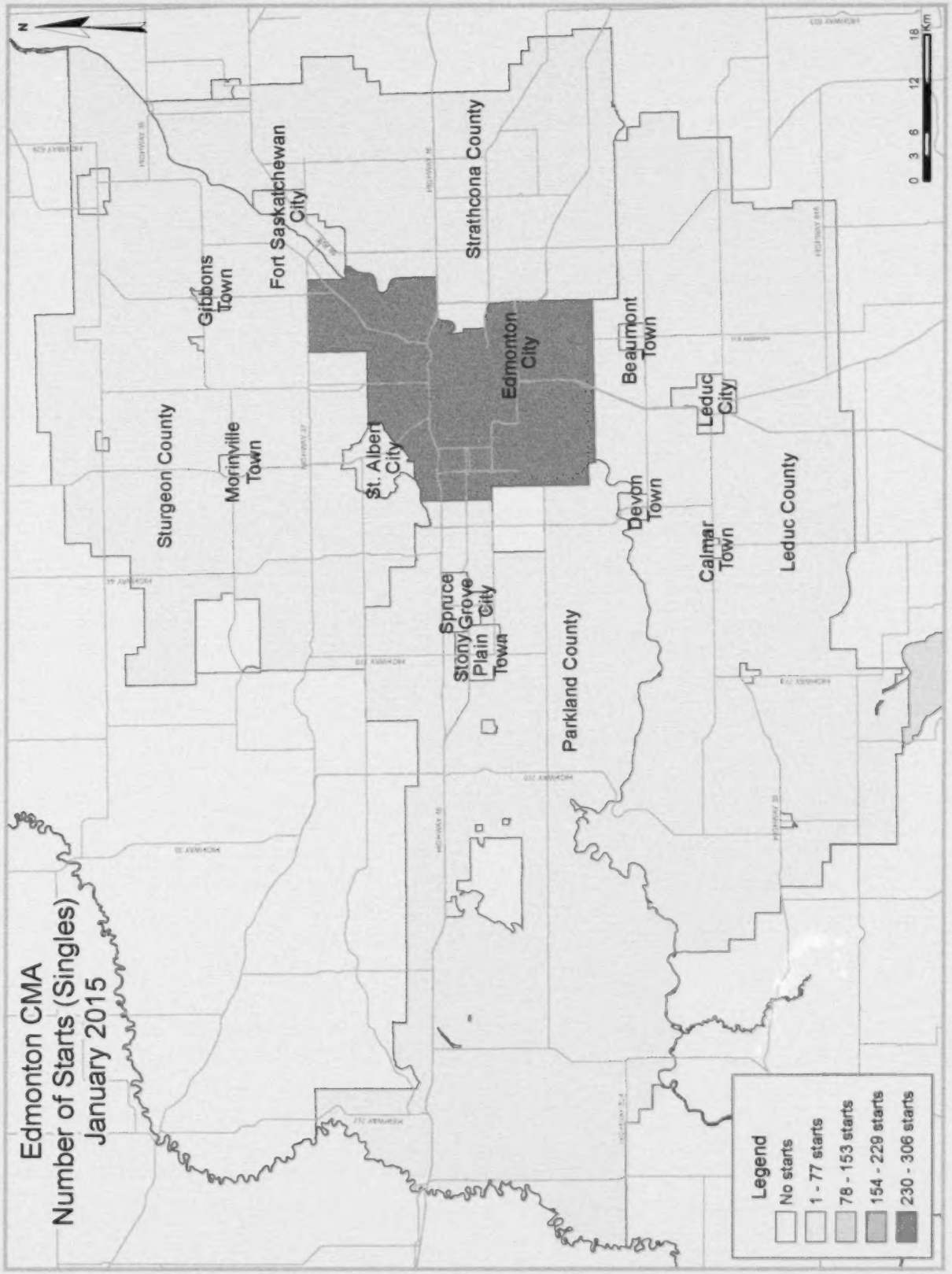


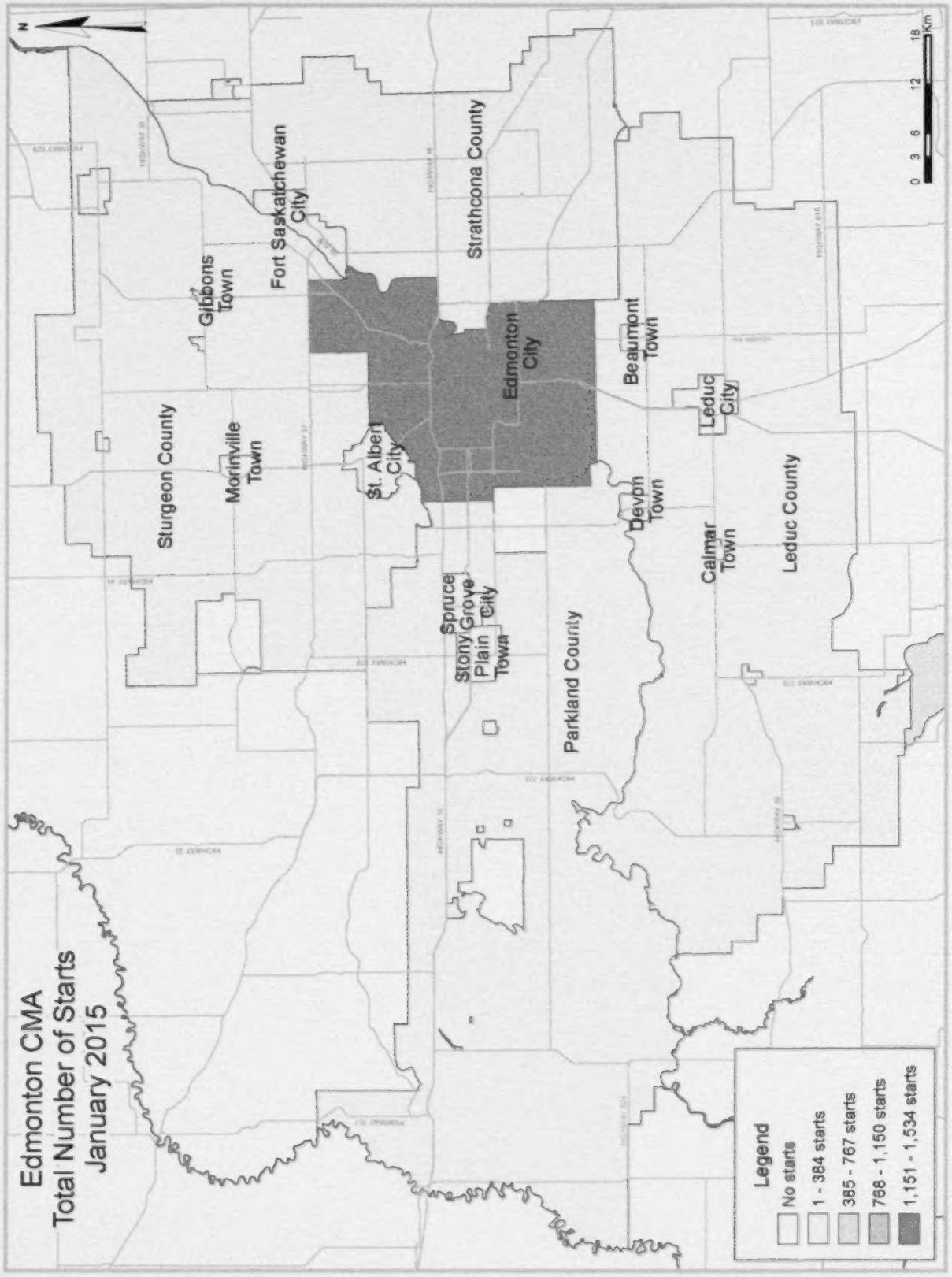
Source: CMHC

1,151 apartment starts in January, up from 235 in the same month of 2014. Of these 1,151 apartment starts, 750 were rental starts. A low vacancy rate, rising rents and elevated migration are supporting demand for rental units in Edmonton. Within the City of Edmonton, multi-family housing starts reached 1,047 units, up from 344 in the same month of 2014.

The gain in housing starts in January pushed the number of multi-family units under construction higher. There were 11,122 multi-family units under construction in January, 19 per cent higher than one year prior and the highest level in over thirty years. Completions, by contrast, were down 61 per cent year-over-year in January to 300, largely due to fewer apartment completions. This led to fewer absorptions in the multi-family segment, as 259 units were absorbed, down from 494 in the same month of 2014. Inventory of ownership units also declined on a year-over-year basis, to 460. Inventory is expected to move higher in 2015 and 2016 as the relatively high number of units under construction move to completion.


Edmonton CMA
Number of Starts (Multiples)
January 2015
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
4 - 310 starts
311 - 616 starts
617 - 922 starts
923 - 1,228 starts


Edmonton CMA
Number of Starts (Singles)
January 2015
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 77 starts
78 - 153 starts
154 - 229 starts
230 - 306 starts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January 2015
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0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
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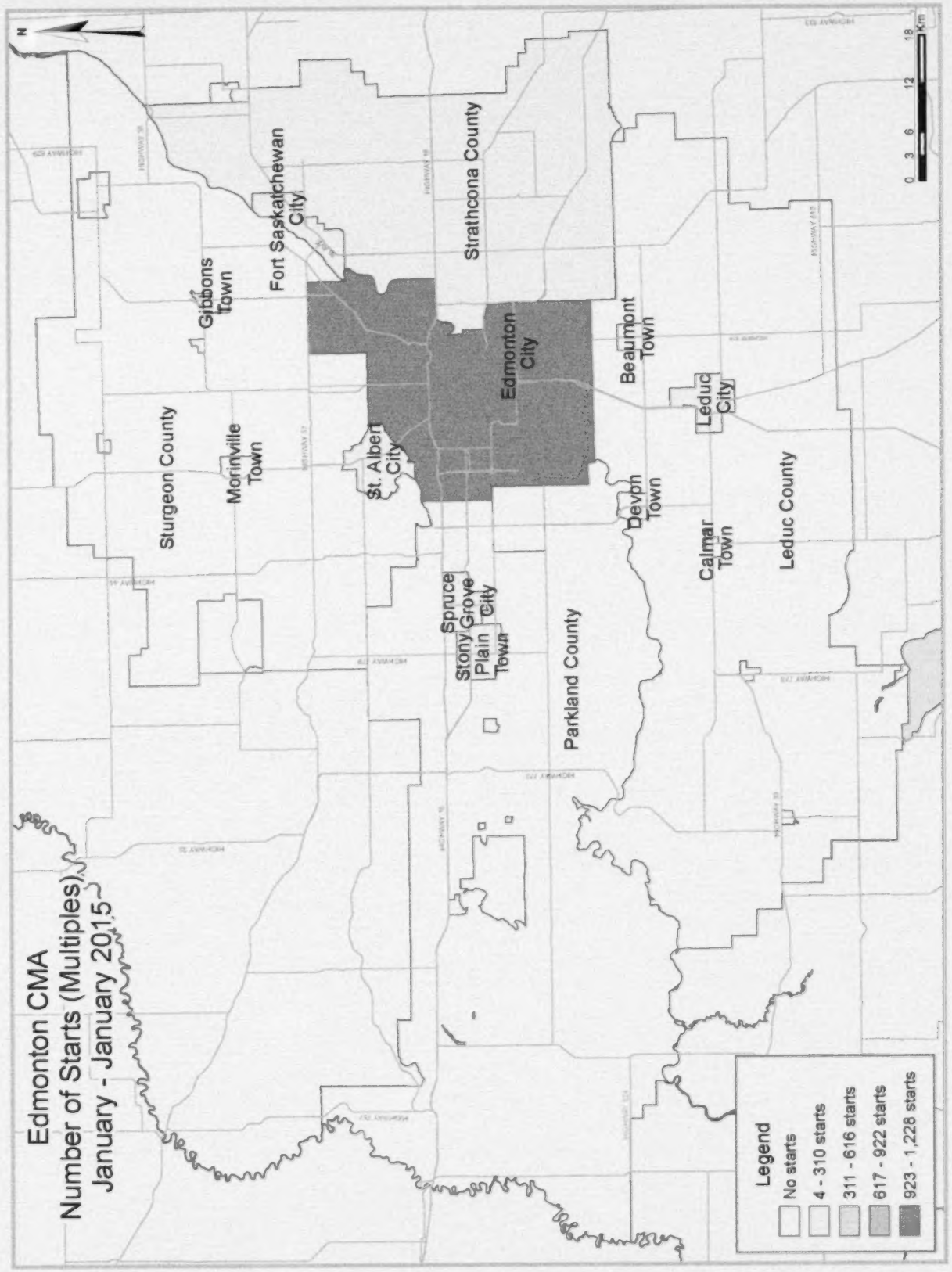
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 384 starts
385 - 767 starts
768 - 1,150 starts
1,151 - 1,534 starts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Stony Plain Town
Parkland County
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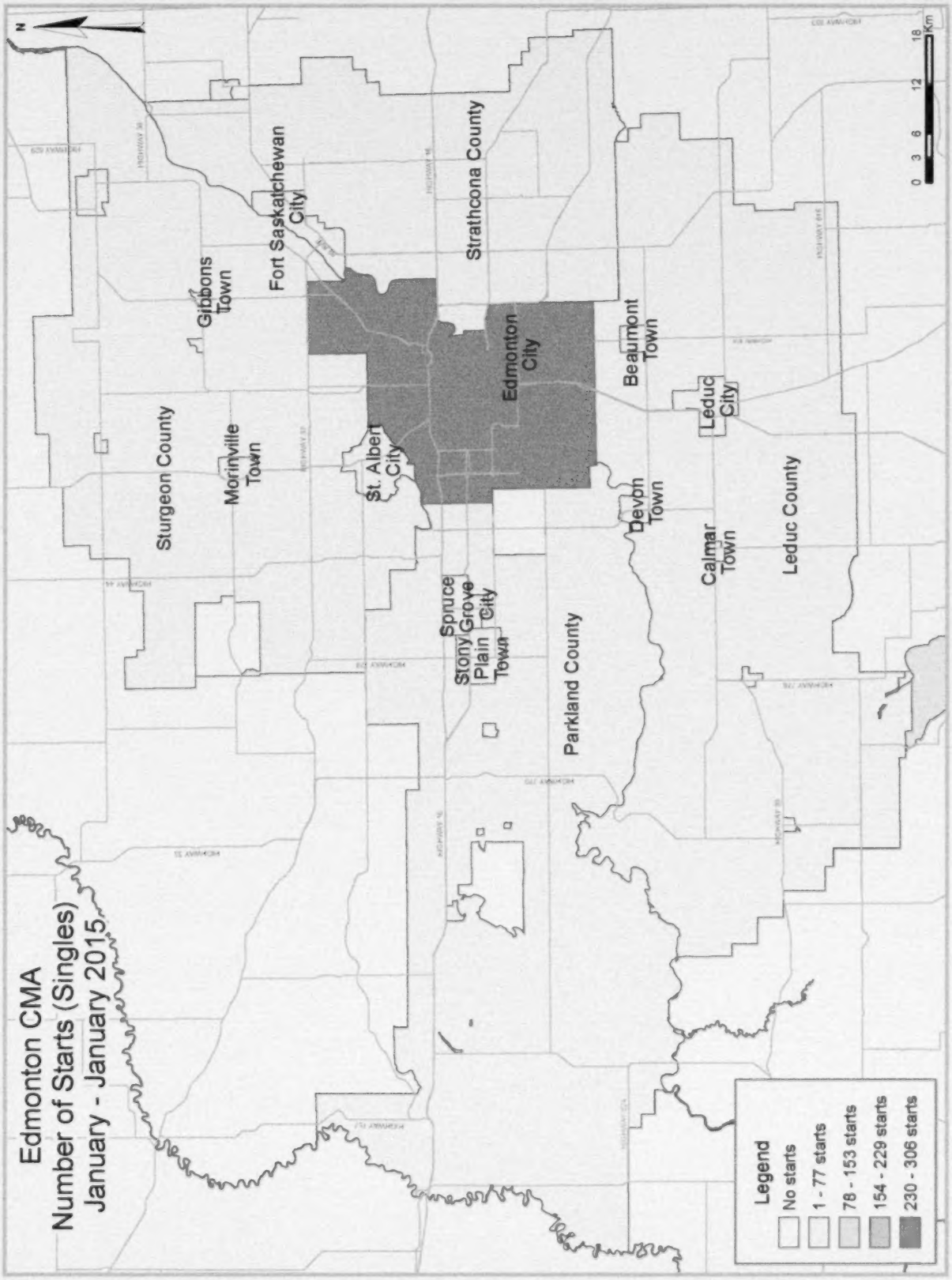
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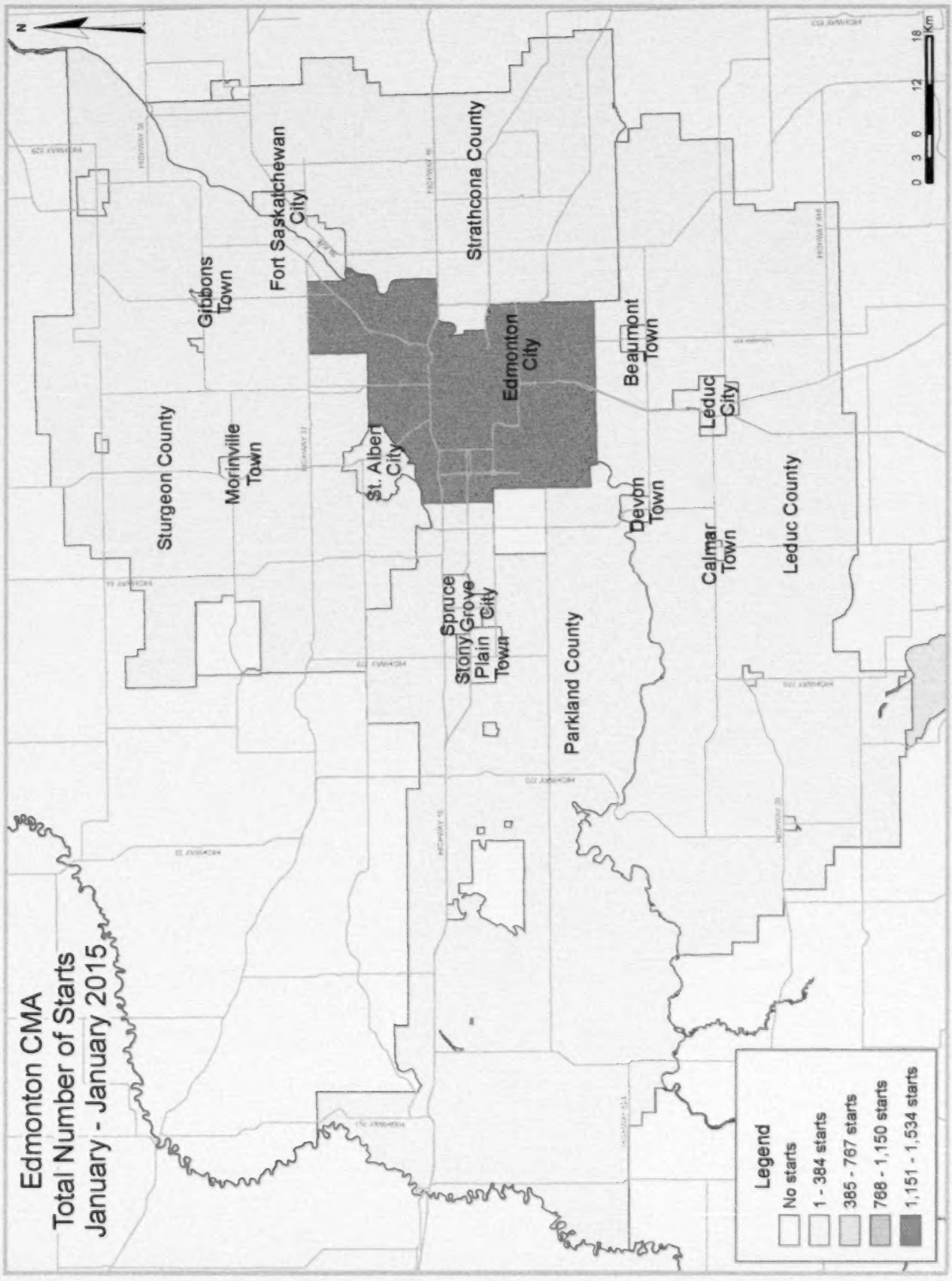
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Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2015		
Edmonton CMA[1]	December 2014	January 2015
Trend[2]	14,705	16,727
SAAR	14,490	24,420
	January 2014	January 2015
Actual		
January - Single-Detached	388	446
January - Multiples	388	1,386
January - Total	776	1,832
January to January - Single-Detached	388	446
January to January - Multiples	388	1,386
January to January - Total	776	1,832

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2015	443	140	31	3	64	401	0	750	1,832
January 2014	388	128	4	0	21	109	0	126	776
% Change	14.2	9.4	**	n/a	**	**	n/a	**	136.1
Year-to-date 2015	443	140	31	3	64	401	0	750	1,832
Year-to-date 2014	388	128	4	0	21	109	0	126	776
% Change	14.2	9.4	**	n/a	**	**	n/a	**	136.1
UNDER CONSTRUCTION									
January 2015	4,712	1,660	371	11	930	4,595	76	3,491	15,846
January 2014	3,982	1,316	320	6	904	4,400	18	2,423	13,369
% Change	18.3	26.1	15.9	83.3	2.9	4.4	**	44.1	18.5
COMPLETIONS									
January 2015	418	148	15	1	82	0	8	47	719
January 2014	363	142	26	0	82	210	0	305	1,128
% Change	15.2	4.2	-42.3	n/a	0.0	-100.0	n/a	-84.6	-36.3
Year-to-date 2015	418	148	15	1	82	0	8	47	719
Year-to-date 2014	363	142	26	0	82	210	0	305	1,128
% Change	15.2	4.2	-42.3	n/a	0.0	-100.0	n/a	-84.6	-36.3
COMPLETED & NOT ABSORBED									
January 2015	513	235	17	1	64	144	n/a	n/a	974
January 2014	578	215	29	1	144	284	n/a	n/a	1,251
% Change	-11.2	9.3	-41.4	0.0	-55.6	-49.3	n/a	n/a	-22.1
ABSORBED									
January 2015	426	143	22	1	82	12	n/a	n/a	686
January 2014	403	134	32	0	96	232	n/a	n/a	897
% Change	5.7	6.7	-31.3	n/a	-14.6	-94.8	n/a	n/a	-23.5
Year-to-date 2015	426	143	22	1	82	12	n/a	n/a	686
Year-to-date 2014	403	134	32	0	96	232	n/a	n/a	897
% Change	5.7	6.7	-31.3	n/a	-14.6	-94.8	n/a	n/a	-23.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
January 2015	303	96	23	3	62	340	0	707	1,534
January 2014	290	88	0	0	21	109	0	126	634
Beaumont Town									
January 2015	3	0	0	0	0	0	0	0	3
January 2014	9	0	0	0	0	0	0	0	9
Devon Town									
January 2015	1	0	0	0	0	0	0	0	1
January 2014	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
January 2015	22	14	0	0	0	0	0	0	36
January 2014	18	4	0	0	0	0	0	0	22
Leduc City									
January 2015	15	4	4	0	0	0	0	14	37
January 2014	13	16	0	0	0	0	0	0	29
Leduc County									
January 2015	13	0	0	0	0	0	0	0	13
January 2014	5	0	0	0	0	0	0	0	5
Morinville Town									
January 2015	7	0	0	0	0	0	0	0	7
January 2014	2	0	0	0	0	0	0	0	2
Parkland County									
January 2015	3	0	0	0	0	0	0	0	3
January 2014	3	2	0	0	0	0	0	0	5
Spruce Grove City									
January 2015	29	22	4	0	0	0	0	0	55
January 2014	18	10	4	0	0	0	0	0	32
St. Albert City									
January 2015	12	0	0	0	0	8	0	0	20
January 2014	11	0	0	0	0	0	0	0	11
Stony Plain Town									
January 2015	4	4	0	0	0	0	0	0	8
January 2014	3	0	0	0	0	0	0	0	3
Strathcona County									
January 2015	18	0	0	0	2	53	0	29	102
January 2014	12	6	0	0	0	0	0	0	18
Sturgeon County									
January 2015	10	0	0	0	0	0	0	0	10
January 2014	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
January 2015	3	0	0	0	0	0	0	0	3
January 2014	3	0	0	0	0	0	0	0	3
Indian Reserves									
January 2015	0	0	0	0	0	0	0	0	0
January 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2015	443	140	31	3	64	401	0	750	1,832
January 2014	388	128	4	0	21	109	0	126	776

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
January 2015	3,090	1,194	305	9	672	4,055	8	2,679	12,012
January 2014	2,579	990	162	6	715	4,062	10	1,625	10,149
Beaumont Town									
January 2015	111	24	4	0	0	0	0	0	139
January 2014	113	38	28	0	0	0	0	0	179
Devon Town									
January 2015	7	0	0	0	0	0	0	0	7
January 2014	1	2	0	0	0	0	0	0	3
Fort Saskatchewan City									
January 2015	145	78	4	1	53	0	0	0	281
January 2014	135	44	0	0	2	0	0	142	323
Leduc City									
January 2015	237	94	36	0	26	160	64	104	721
January 2014	203	62	58	0	29	160	4	0	516
Leduc County									
January 2015	138	0	0	0	0	0	0	0	138
January 2014	116	0	0	0	0	0	0	0	116
Morinville Town									
January 2015	65	2	3	0	4	0	0	36	110
January 2014	25	0	12	0	4	0	0	37	78
Parkland County									
January 2015	127	6	0	0	0	0	0	0	133
January 2014	145	2	0	0	0	0	0	0	147
Spruce Grove City									
January 2015	244	176	19	0	51	68	0	247	805
January 2014	187	122	60	0	27	44	0	143	583
St. Albert City									
January 2015	147	18	0	0	54	201	0	188	608
January 2014	106	2	0	0	44	72	0	442	666
Stony Plain Town									
January 2015	60	44	0	0	19	0	0	0	123
January 2014	50	14	0	0	19	4	0	34	121
Strathcona County									
January 2015	179	22	0	1	51	111	0	237	601
January 2014	186	40	0	0	64	58	0	0	348
Sturgeon County									
January 2015	104	0	0	0	0	0	0	0	104
January 2014	79	0	0	0	0	0	0	0	79
Remainder of the CMA									
January 2015	58	2	0	0	0	0	4	0	64
January 2014	57	0	0	0	0	0	4	0	61
Indian Reserves									
January 2015	0	0	0	0	0	0	0	0	0
January 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2015	4,712	1,660	371	11	930	4,595	76	3,491	15,846
January 2014	3,982	1,316	320	6	904	4,400	18	2,423	13,369

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
January 2015	333	124	11	1	69	0	0	47	585
January 2014	246	114	15	0	68	210	0	137	790
Beaumont Town									
January 2015	8	0	0	0	0	0	0	0	8
January 2014	15	0	11	0	0	0	0	104	130
Devon Town									
January 2015	0	0	0	0	0	0	0	0	0
January 2014	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
January 2015	24	6	0	0	4	0	0	0	34
January 2014	17	8	0	0	0	0	0	0	25
Leduc City									
January 2015	9	12	0	0	0	0	8	0	29
January 2014	24	10	0	0	0	0	0	0	34
Leduc County									
January 2015	3	0	0	0	0	0	0	0	3
January 2014	1	0	0	0	0	0	0	0	1
Morinville Town									
January 2015	3	0	0	0	0	0	0	0	3
January 2014	6	0	0	0	0	0	0	0	6
Parkland County									
January 2015	0	0	0	0	0	0	0	0	0
January 2014	2	0	0	0	0	0	0	0	2
Spruce Grove City									
January 2015	1	4	4	0	0	0	0	0	9
January 2014	0	2	0	0	0	0	0	0	2
St. Albert City									
January 2015	0	0	0	0	2	0	0	0	2
January 2014	8	2	0	0	0	0	0	64	74
Stony Plain Town									
January 2015	8	0	0	0	0	0	0	0	8
January 2014	2	0	0	0	0	0	0	0	2
Strathcona County									
January 2015	24	2	0	0	7	0	0	0	33
January 2014	29	6	0	0	14	0	0	0	49
Sturgeon County									
January 2015	4	0	0	0	0	0	0	0	4
January 2014	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
January 2015	1	0	0	0	0	0	0	0	1
January 2014	1	0	0	0	0	0	0	0	1
Indian Reserves									
January 2015	0	0	0	0	0	0	0	0	0
January 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2015	418	148	15	1	82	0	8	47	719
January 2014	363	142	26	0	82	210	0	305	1,128

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2015	261	147	8	1	32	106	n/a	n/a	555
January 2014	295	154	21	1	90	217	n/a	n/a	778
Beaumont Town									
January 2015	17	2	0	0	0	0	n/a	n/a	19
January 2014	40	4	2	0	0	0	n/a	n/a	46
Devon Town									
January 2015	0	0	0	0	0	0	n/a	n/a	0
January 2014	3	0	0	0	3	0	n/a	n/a	6
Fort Saskatchewan City									
January 2015	55	15	0	0	1	0	n/a	n/a	71
January 2014	30	7	0	0	1	0	n/a	n/a	38
Leduc City									
January 2015	40	19	0	0	0	0	n/a	n/a	59
January 2014	36	11	0	0	0	0	n/a	n/a	47
Leduc County									
January 2015	6	0	0	0	0	0	n/a	n/a	6
January 2014	3	0	0	0	0	0	n/a	n/a	3
Morinville Town									
January 2015	0	0	0	0	0	0	n/a	n/a	0
January 2014	15	0	5	0	16	0	n/a	n/a	36
Parkland County									
January 2015	9	2	0	0	0	0	n/a	n/a	11
January 2014	11	0	0	0	0	0	n/a	n/a	11
Spruce Grove City									
January 2015	43	21	3	0	3	38	n/a	n/a	108
January 2014	34	14	1	0	18	0	n/a	n/a	67
St. Albert City									
January 2015	29	3	0	0	2	0	n/a	n/a	34
January 2014	38	0	0	0	0	16	n/a	n/a	54
Stony Plain Town									
January 2015	18	19	6	0	10	0	n/a	n/a	53
January 2014	20	19	0	0	10	42	n/a	n/a	91
Strathcona County									
January 2015	31	7	0	0	16	0	n/a	n/a	54
January 2014	47	6	0	0	6	9	n/a	n/a	68
Sturgeon County									
January 2015	0	0	0	0	0	0	n/a	n/a	0
January 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
January 2015	4	0	0	0	0	0	n/a	n/a	4
January 2014	6	0	0	0	0	0	n/a	n/a	6
Indian Reserves									
January 2015	0	0	0	0	0	0	n/a	n/a	0
January 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
January 2015	513	235	17	1	64	144	n/a	n/a	974
January 2014	578	215	29	1	144	284	n/a	n/a	1,251

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
January 2015	335	127	16	1	69	8	n/a	n/a	556
January 2014	284	110	20	0	78	232	n/a	n/a	724
Beaumont Town									
January 2015	8	0	0	0	0	0	n/a	n/a	8
January 2014	11	0	10	0	0	0	n/a	n/a	21
Devon Town									
January 2015	0	0	0	0	0	0	n/a	n/a	0
January 2014	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
January 2015	17	1	0	0	4	0	n/a	n/a	22
January 2014	21	5	0	0	2	0	n/a	n/a	28
Leduc City									
January 2015	12	6	1	0	0	0	n/a	n/a	19
January 2014	21	8	0	0	0	0	n/a	n/a	29
Leduc County									
January 2015	3	0	0	0	0	0	n/a	n/a	3
January 2014	4	0	0	0	0	0	n/a	n/a	4
Morinville Town									
January 2015	4	0	0	0	0	0	n/a	n/a	4
January 2014	7	0	1	0	0	0	n/a	n/a	8
Parkland County									
January 2015	1	0	0	0	0	0	n/a	n/a	1
January 2014	0	0	0	0	0	0	n/a	n/a	0
Spruce Grove City									
January 2015	6	6	5	0	0	4	n/a	n/a	21
January 2014	1	2	1	0	0	0	n/a	n/a	4
St. Albert City									
January 2015	3	0	0	0	4	0	n/a	n/a	7
January 2014	13	2	0	0	0	0	n/a	n/a	15
Stony Plain Town									
January 2015	7	0	0	0	1	0	n/a	n/a	8
January 2014	2	0	0	0	2	0	n/a	n/a	4
Strathcona County									
January 2015	25	3	0	0	4	0	n/a	n/a	32
January 2014	26	7	0	0	14	0	n/a	n/a	47
Sturgeon County									
January 2015	4	0	0	0	0	0	n/a	n/a	4
January 2014	11	0	0	0	0	0	n/a	n/a	11
Remainder of the CMA									
January 2015	1	0	0	0	0	0	n/a	n/a	1
January 2014	1	0	0	0	0	0	n/a	n/a	1
Indian Reserves									
January 2015	0	0	0	0	0	0	n/a	n/a	0
January 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
January 2015	426	143	22	1	82	12	n/a	n/a	686
January 2014	403	134	32	0	96	232	n/a	n/a	897

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2005 - 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	% Change
Edmonton City	306	290	112	88	69	21	1,047	235	1,534	634	142.0
Beaumont Town	3	9	0	0	0	0	0	0	3	9	-66.7
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	1	0	0	2	0	0	0	0	1	2	-50.0
Fort Saskatchewan City	22	18	14	4	0	0	0	0	36	22	63.6
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	15	13	4	16	4	0	14	0	37	29	27.6
Leduc County	13	5	0	0	0	0	0	0	13	5	160.0
Morinville Town	7	2	0	0	0	0	0	0	7	2	**
Parkland County	3	3	0	2	0	0	0	0	3	5	-40.0
Spruce Grove City	29	18	22	10	4	4	0	0	55	32	71.9
St. Albert City	12	11	0	0	0	0	8	0	20	11	81.8
Stony Plain Town	4	3	4	0	0	0	0	0	8	3	166.7
Strathcona County	18	12	2	6	0	0	82	0	102	18	**
Sturgeon County	10	1	0	0	0	0	0	0	10	1	**
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	446	388	158	128	77	25	1,151	235	1,832	776	136.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	306	290	112	88	69	21	1,047	235	1,534	634	142.0
Beaumont Town	3	9	0	0	0	0	0	0	3	9	-66.7
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	1	0	0	2	0	0	0	0	1	2	-50.0
Fort Saskatchewan City	22	18	14	4	0	0	0	0	36	22	63.6
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	15	13	4	16	4	0	14	0	37	29	27.6
Leduc County	13	5	0	0	0	0	0	0	13	5	160.0
Morinville Town	7	2	0	0	0	0	0	0	7	2	**
Parkland County	3	3	0	2	0	0	0	0	3	5	-40.0
Spruce Grove City	29	18	22	10	4	4	0	0	55	32	71.9
St. Albert City	12	11	0	0	0	0	8	0	20	11	81.8
Stony Plain Town	4	3	4	0	0	0	0	0	8	3	166.7
Strathcona County	18	12	2	6	0	0	82	0	102	18	**
Sturgeon County	10	1	0	0	0	0	0	0	10	1	**
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	446	388	158	128	77	25	1,151	235	1,832	776	136.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Edmonton City	69	21	0	0	340	109	707	126
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	8	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	53	0	29	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Edmonton CMA	77	25	0	0	401	109	750	126

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	69	21	0	0	340	109	707	126
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	8	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	53	0	29	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Edmonton CMA	77	25	0	0	401	109	750	126

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Edmonton City	422	378	405	130	707	126	1,534	634
Beaumont Town	3	9	0	0	0	0	3	9
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	1	2	0	0	0	0	1	2
Fort Saskatchewan City	36	22	0	0	0	0	36	22
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	23	29	0	0	14	0	37	29
Leduc County	13	5	0	0	0	0	13	5
Morinville Town	7	2	0	0	0	0	7	2
Parkland County	3	5	0	0	0	0	3	5
Spruce Grove City	55	32	0	0	0	0	55	32
St. Albert City	12	11	8	0	0	0	20	11
Stony Plain Town	8	3	0	0	0	0	8	3
Strathcona County	18	18	55	0	29	0	102	18
Sturgeon County	10	1	0	0	0	0	10	1
Remainder of the CMA	1	1	0	0	0	0	1	1
Indian Reserves	0	0	0	0	0	0	0	0
Edmonton CMA	614	520	468	130	750	126	1,832	776

Table 2.5: Starts by Submarket and by Intended Market
January - January 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	422	378	405	130	707	126	1,534	634
Beaumont Town	3	9	0	0	0	0	3	9
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	1	2	0	0	0	0	1	2
Fort Saskatchewan City	36	22	0	0	0	0	36	22
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	23	29	0	0	14	0	37	29
Leduc County	13	5	0	0	0	0	13	5
Morinville Town	7	2	0	0	0	0	7	2
Parkland County	3	5	0	0	0	0	3	5
Spruce Grove City	55	32	0	0	0	0	55	32
St. Albert City	12	11	8	0	0	0	20	11
Stony Plain Town	8	3	0	0	0	0	8	3
Strathcona County	18	18	55	0	29	0	102	18
Sturgeon County	10	1	0	0	0	0	10	1
Remainder of the CMA	1	1	0	0	0	0	1	1
Indian Reserves	0	0	0	0	0	0	0	0
Edmonton CMA	614	520	468	130	750	126	1,832	776

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	% Change
Edmonton City	334	246	126	132	78	65	47	347	585	790	-25.9
Beaumont Town	8	15	0	0	0	11	0	104	8	130	-93.8
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	24	17	10	8	0	0	0	0	34	25	36.0
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	9	24	12	10	8	0	0	0	29	34	-14.7
Leduc County	3	1	0	0	0	0	0	0	3	1	200.0
Morinville Town	3	6	0	0	0	0	0	0	3	6	-50.0
Parkland County	0	2	0	0	0	0	0	0	0	2	-100.0
Spruce Grove City	1	0	4	2	4	0	0	0	9	2	**
St. Albert City	0	8	2	2	0	0	0	64	2	74	-97.3
Stony Plain Town	8	2	0	0	0	0	0	0	8	2	**
Strathcona County	24	29	2	12	7	8	0	0	33	49	-32.7
Sturgeon County	4	11	0	0	0	0	0	0	4	11	-63.6
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	419	363	156	166	97	84	47	515	719	1,128	-36.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	334	246	126	132	78	65	47	347	585	790	-25.9
Beaumont Town	8	15	0	0	0	11	0	104	8	130	-93.8
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	24	17	10	8	0	0	0	0	34	25	36.0
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	9	24	12	10	8	0	0	0	29	34	-14.7
Leduc County	3	1	0	0	0	0	0	0	3	1	200.0
Morinville Town	3	6	0	0	0	0	0	0	3	6	-50.0
Parkland County	0	2	0	0	0	0	0	0	0	2	-100.0
Spruce Grove City	1	0	4	2	4	0	0	0	9	2	**
St. Albert City	0	8	2	2	0	0	0	64	2	74	-97.3
Stony Plain Town	8	2	0	0	0	0	0	0	8	2	**
Strathcona County	24	29	2	12	7	8	0	0	33	49	-32.7
Sturgeon County	4	11	0	0	0	0	0	0	4	11	-63.6
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	419	363	156	166	97	84	47	515	719	1,128	-36.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Edmonton City	78	65	0	0	0	210	47	137
Beaumont Town	0	11	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	8	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	64
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	7	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Edmonton CMA	89	84	8	0	0	210	47	305

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	78	65	0	0	0	210	47	137
Beaumont Town	0	11	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	8	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	64
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	7	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Edmonton CMA	89	84	8	0	0	210	47	305

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Edmonton City	468	375	70	278	47	137	585	790
Beaumont Town	8	26	0	0	0	104	8	130
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	30	25	4	0	0	0	34	25
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	21	34	0	0	8	0	29	34
Leduc County	3	1	0	0	0	0	3	1
Morinville Town	3	6	0	0	0	0	3	6
Parkland County	0	2	0	0	0	0	0	2
Spruce Grove City	9	2	0	0	0	0	9	2
St. Albert City	0	10	2	0	0	64	2	74
Stony Plain Town	8	2	0	0	0	0	8	2
Strathcona County	26	35	7	14	0	0	33	49
Sturgeon County	4	11	0	0	0	0	4	11
Remainder of the CMA	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Edmonton CMA	581	531	83	292	55	305	719	1,128

Table 3.5: Completions by Submarket and by Intended Market
January - January 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	468	375	70	278	47	137	585	790
Beaumont Town	8	26	0	0	0	104	8	130
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	30	25	4	0	0	0	34	25
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	21	34	0	0	8	0	29	34
Leduc County	3	1	0	0	0	0	3	1
Morinville Town	3	6	0	0	0	0	3	6
Parkland County	0	2	0	0	0	0	0	2
Spruce Grove City	9	2	0	0	0	0	9	2
St. Albert City	0	10	2	0	0	64	2	74
Stony Plain Town	8	2	0	0	0	0	8	2
Strathcona County	26	35	7	14	0	0	33	49
Sturgeon County	4	11	0	0	0	0	4	11
Remainder of the CMA	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Edmonton CMA	581	531	83	292	55	305	719	1,128

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
January 2015	40	11.9	117	34.8	91	27.1	43	12.8	45	13.4	336	512,433	560,147
January 2014	52	18.4	102	36.2	77	27.3	19	6.7	32	11.3	282	488,200	544,696
Year-to-date 2015	40	11.9	117	34.8	91	27.1	43	12.8	45	13.4	336	512,433	560,147
Year-to-date 2014	52	18.4	102	36.2	77	27.3	19	6.7	32	11.3	282	488,200	544,696
Beaumont Town													
January 2015	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	--	--
January 2014	0	0.0	5	45.5	4	36.4	2	18.2	0	0.0	11	516,600	510,398
Year-to-date 2015	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	--	--
Year-to-date 2014	0	0.0	5	45.5	4	36.4	2	18.2	0	0.0	11	516,600	510,398
Calmar Town													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Fort Saskatchewan City													
January 2015	2	11.8	8	47.1	3	17.6	3	17.6	1	5.9	17	470,000	511,118
January 2014	2	10.0	12	60.0	3	15.0	3	15.0	0	0.0	20	454,900	483,520
Year-to-date 2015	2	11.8	8	47.1	3	17.6	3	17.6	1	5.9	17	470,000	511,118
Year-to-date 2014	2	10.0	12	60.0	3	15.0	3	15.0	0	0.0	20	454,900	483,520
Gibbons Town													
January 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
January 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Leduc City													
January 2015	6	50.0	6	50.0	0	0.0	0	0.0	0	0.0	12	398,393	383,935
January 2014	17	81.0	3	14.3	1	4.8	0	0.0	0	0.0	21	334,000	365,177
Year-to-date 2015	6	50.0	6	50.0	0	0.0	0	0.0	0	0.0	12	398,393	383,935
Year-to-date 2014	17	81.0	3	14.3	1	4.8	0	0.0	0	0.0	21	334,000	365,177
Leduc County													
January 2015	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
January 2014	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2015	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2014	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Morinville Town													
January 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
January 2014	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
January 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Spruce Grove City													
January 2015	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	--	--
January 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	--	--
Year-to-date 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
St. Albert City													
January 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
January 2014	0	0.0	2	15.4	7	53.8	3	23.1	1	7.7	13	540,700	579,123
Year-to-date 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2014	0	0.0	2	15.4	7	53.8	3	23.1	1	7.7	13	540,700	579,123
Stony Plain Town													
January 2015	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Strathcona County													
January 2015	0	0.0	9	37.5	10	41.7	0	0.0	5	20.8	24	521,000	729,125
January 2014	2	9.5	8	38.1	6	28.6	2	9.5	3	14.3	21	505,000	#########
Year-to-date 2015	0	0.0	9	37.5	10	41.7	0	0.0	5	20.8	24	521,000	729,125
Year-to-date 2014	2	9.5	8	38.1	6	28.6	2	9.5	3	14.3	21	505,000	#########
Sturgeon County													
January 2015	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	--	--
January 2014	1	10.0	1	10.0	2	20.0	2	20.0	4	40.0	10	685,000	724,900
Year-to-date 2015	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	--	--
Year-to-date 2014	1	10.0	1	10.0	2	20.0	2	20.0	4	40.0	10	685,000	724,900
Remainder of the CMA													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Indian Reserves													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Edmonton CMA													
January 2015	60	14.1	151	35.4	112	26.3	49	11.5	54	12.7	426	500,600	556,472
January 2014	77	19.6	141	35.9	101	25.7	33	8.4	41	10.4	393	486,400	562,354
Year-to-date 2015	60	14.1	151	35.4	112	26.3	49	11.5	54	12.7	426	500,600	556,472
Year-to-date 2014	77	19.6	141	35.9	101	25.7	33	8.4	41	10.4	393	486,400	562,354

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2015						
Submarket	Jan 2015	Jan 2014	% Change	YTD 2015	YTD 2014	% Change
Edmonton City	560,147	544,696	2.8	560,147	544,696	2.8
Beaumont Town	--	510,398	n/a	--	510,398	n/a
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	511,118	483,520	5.7	511,118	483,520	5.7
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	383,935	365,177	5.1	383,935	365,177	5.1
Leduc County	--	--	n/a	--	--	n/a
Morinville Town	--	--	n/a	--	--	n/a
Parkland County	--	--	n/a	--	--	n/a
Spruce Grove City	--	--	n/a	--	--	n/a
St. Albert City	--	579,123	n/a	--	579,123	n/a
Stony Plain Town	--	--	n/a	--	--	n/a
Strathcona County	729,125	1,065,333	-31.6	729,125	1,065,333	-31.6
Sturgeon County	--	724,900	n/a	--	724,900	n/a
Remainder of the CMA	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Edmonton CMA	556,472	562,354	-1.0	556,472	562,354	-1.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
January 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	987	-8.2	1,565	2,282	2,538	61.7	343,545	6.2	353,907
	February	1,254	-3.6	1,579	2,178	2,362	66.9	357,061	6.8	359,851
	March	1,748	6.3	1,666	2,950	2,618	63.6	358,464	2.2	354,170
	April	2,098	14.1	1,653	3,436	2,701	61.2	362,586	3.9	354,615
	May	2,235	3.9	1,711	3,869	2,718	63.0	368,345	5.0	356,736
	June	2,188	6.6	1,673	3,384	2,654	63.0	367,489	4.0	358,590
	July	2,081	-2.6	1,663	3,102	2,660	62.5	359,574	4.1	356,914
	August	1,736	-1.0	1,756	2,619	2,614	67.2	362,418	3.9	361,408
	September	1,778	3.9	1,684	2,519	2,480	67.9	367,381	5.0	365,470
	October	1,611	-4.2	1,704	2,334	2,661	64.0	359,579	8.2	367,794
	November	1,280	-0.9	1,784	1,590	2,638	67.6	377,885	11.2	385,964
	December	861	-6.0	1,420	1,052	2,672	53.1	355,666	2.5	364,573
2015	January	763	-22.7	1,281	2,622	2,982	43.0	368,973	7.4	379,743
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	3,989	-0.8		7,410			354,332	4.8	
	Q1 2015	N/A			N/A			N/A		
	YTD 2014	987	-8.2		2,282			343,545	6.2	
	YTD 2015	763	-22.7		2,622			368,972	7.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2015

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	90.8	129.6	736	5.4	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	740	4.9	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	743	4.7	73.4	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.9	73.7	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.4	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	745	5.6	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	744	5.4	73.1	1,066
	August	570	3.14	4.79	91.3	132.2	741	5.3	72.6	1,063
	September	570	3.14	4.79	91.5	132.3	740	5.4	72.4	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	745	5.2	72.5	1,065
	December	570	3.14	4.79	91.6	131.1	748	4.8	72.3	1,058
2015	January	570	3.14	4.79			749	4.8	72.3	1,056
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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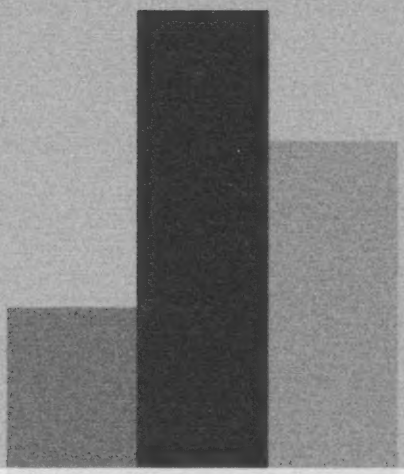

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